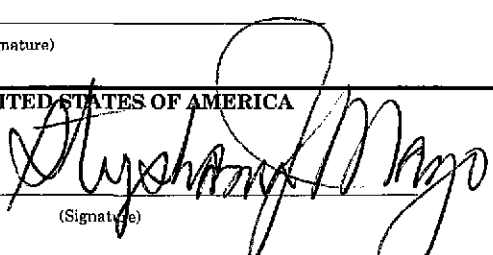


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 31 TO LEASE NO. <b>GS-11B-01482</b>	DATE <b>MAY 12 2009</b>
ADDRESS OF PREMISES 1201 Eye Street, NW 1201 Eye Street, NW Washington, DC 20005		
THIS AGREEMENT, made and entered into this date by and between 1201 Eye Street, NW Associates, LLC whose address is: 6200 The Corners Parkway Piedmont Office Realty Trust Norcross, GA 30092		
Hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:		
WHEREAS, the parties hereto desire to amend the above Lease.		
NOW THEREFORE, these parties for the considerations hereinafter covenant and agree that the said lease is hereby amended as follows:		
Issued to reflect the annual real estate tax escalation provided for in the basic lease agreement.		
COMPARISON YEAR (FY)	FY 2008	\$2,468,507.50
BASE YEAR	FY 2003	\$1,722,017.00
TOTAL INCREASE		\$746,490.50
PERCENTAGE OF GOVERNMENT OCCUPANCY		51.70%
TAX INCREASE DUE LESSOR		\$609,890.20
The Lessor is entitled to a one-time lump sum payment in the amount of payable in arrears. This amount shall be paid with your next rent check:		<b>\$609,890.20</b>
1201 Eye Street, NW Associates, LLC Piedmont Office Realty Trust 6200 The Corners Parkway Norcross, GA 30092		
All other terms and conditions of the lease shall remain in force and effect.		
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.		
LESSOR: 1201 Eye Street, NW Associates, LLC		
BY _____ (Signature) _____ (Title)		
IN THE PRESENCE OF _____ (Signature) _____ (Address)		
UNITED STATES OF AMERICA		
BY  _____ (Signature) _____ Contracting Officer, GSA, NCR, PBS, Potomac (Official Title)		